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Planning

Total Facilities Management Framework Agreement

Guy's and St Thomas' NHS Foundation Trust

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-080028

Procurement identifier (OCID): ocds-h6vhtk-05ef65

Published 5 December 2025, 10:40am

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Scope

Reference

ocds-h6vhtk-052a25

Description

The NHS London Procurement Partnership (LPP) is currently preparing a scope of requirements for the Total Facilities Management Framework Agreement.

The potential scale and scope of this Framework provide a significant opportunity to the Facilities Management services sector. Prior to initiating the procurement, LPP wishes to involve the Facilities Management market in discussing several topics including the scope of the Framework, the contracting model and criteria, key to the success of the future procurement.

It is proposed that the service scope (lots) include, but may not be limited to:

- 1. Managed Hard FM service
- 2. Managed Soft FM service
- 3. Managed Total FM Service
- Stand-alone lots for the provision of:
 - o 4. Cleaning
 - o 5. Catering
 - o 6. Security
 - o 7. Grounds Maintenance (including winter services), and
 - o 8. Pest Control services.

Commercial tool

Establishes a framework

Total value (estimated)

- £5,000,000,000 excluding VAT
- £6,000,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 8 July 2026 to 7 July 2030
- Possible extension to 7 July 2034
- 8 years

Main procurement category

Services

CPV classifications

- 79993000 - Building and facilities management services
- 79993100 - Facilities management services
- 98341140 - Caretaker services
- 98341130 - Janitorial services
- 50000000 - Repair and maintenance services
- 50610000 - Repair and maintenance services of security equipment
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 79710000 - Security services
- 79713000 - Guard services
- 79992000 - Reception services
- 79996100 - Records management
- 79999000 - Scanning and invoicing services
- 45452000 - Exterior cleaning work for buildings

- 90500000 - Refuse and waste related services
- 98341110 - Housekeeping services
- 90900000 - Cleaning and sanitation services
- 98340000 - Accommodation and office services
- 98341120 - Portering services
- 98351000 - Car park management services
- 98351100 - Car park services
- 98351110 - Parking enforcement services
- 55520000 - Catering services
- 55500000 - Canteen and catering services
- 55510000 - Canteen services
- 77314000 - Grounds maintenance services
- 90922000 - Pest-control services
- 72253000 - Helpdesk and support services

Contract locations

- UK - United Kingdom

Engagement

Engagement deadline

28 February 2026

Engagement process description

Engagement Process Description:

The NHS LPP (Authority) would like FM Service Providers to express their interest in pre-market engagement before 17:00 hours on Friday the 19th of December 2025.

To register your interest, you should access the Atamis e-sourcing platform Supplier Portal and send a message to NHS LPP to the Total Facilities Management Framework project, reference number: C385887.

Please include the following details in your message: -

- Reference – Pre-market engagement TFM LPP/2025/002
- Service categories (Lot(s)) of interest (as per the “Description” above)
- Full name
- Company/organisation name
- Contact e mail addresses of each proposed attendee (for TEAMS invite access)
- Dates of unavailability (for 1:1 meeting purposes (see dates below))

Suppliers who do not have an account should register on the portal at New User Registration and create an account and then follow .

If you have problems registering, please contact 0800 098 8201.

In return we will provide details of the proposed contracting model and lotting structure and, depending on the number of responses, we will provide an invitation for either a 1:1 meeting or a market engagement event.

1:1 meetings will be held via TEAMS on either a Monday, Tuesday or Wednesday, between Monday the 19th of January 2026 and Wednesday the 14th of February 2026, and will be scheduled to last for up to one hour.

If there is a need for a market engagement event, this will be held via TEAMS and will be scheduled to take place at 10:00 am on Wednesday, the 21st of January 2026 and will last a maximum of two hours.

This Notice is for information and engagement purposes only and does not constitute a call for competition. The information contained in this notice, including information relating

to the nature and scope of the requirements, the estimated value, the service classification of this requirement and the CPV codes, is only indicative of current thinking and is neither exhaustive nor binding and the Authority reserves the right at its absolute discretion to amend it at the time of issue of any further notices or at any other time.

The publication of this notice in no way obliges the Authority to commence any competitive tender process, and the Authority is not, and shall not, be liable for any costs incurred by those expressing an interest in participating in this pre-market engagement exercise.

All engagement will be run in accordance with the Procurement Act 2023.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

1 May 2026

Contracting authority

Guy's and St Thomas' NHS Foundation Trust

- Public Procurement Organisation Number: PDZC-6438-DGPX

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Region: UKI44 - Lewisham and Southwark

Organisation type: Public authority - central government